



Green Lane, Ellisfield  
Hampshire, RG25



*Beyond your expectations*



# A spacious village home with exceptional country views.

Hamptons International

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Reception Hall | Sitting Room | Dining Room | Conservatory | Kitchen/Breakfast Room | Utility Room  
| Cloakroom | 3 Bedrooms | En-suite Bath / Shower Room | Family Bathroom | Tandem Garage |  
Garden | Private Drainage | Electric Boiler | Double Glazing.

**Guide Price £650,000 Freehold**

### Description

An individual modern detached house standing in an exceptional location adjoining and with distant views over open farmland. The house was built by the existing owners in 1990 and designed to take full advantage of the slightly elevated location with distant views from most rooms over the adjoining countryside. The feeling of space is immediate with a large reception hall providing access into each of the principal rooms. The generous living accommodation includes a double aspect sitting room with an open fireplace and a connecting door to a conservatory which in turn has double doors opening out to the garden and fine views over the adjoining countryside. There is also a separate and very spacious double aspect dining room with space to seat 8 - 10. The kitchen is fitted with a full range of cabinets and an electric dual plate Aga. The property also has the considerable benefit of a utility room and a ground floor cloakroom. The first floor accommodation is set around a large landing and includes a principal bedroom with an adjoining dressing room and bath / shower room. There are two further bedrooms and a family bathroom. Of note, each of the bedrooms have fitted wardrobes. This is a very appealing home occupying a highly sought after and attractive edge of village setting.

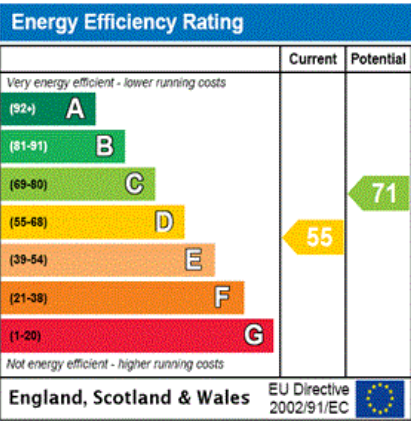
### Outside

The garden is a very special feature of the house and provides an ideal setting with fine views over open countryside. The house is approached via a tarmac driveway providing parking and access to the tandem

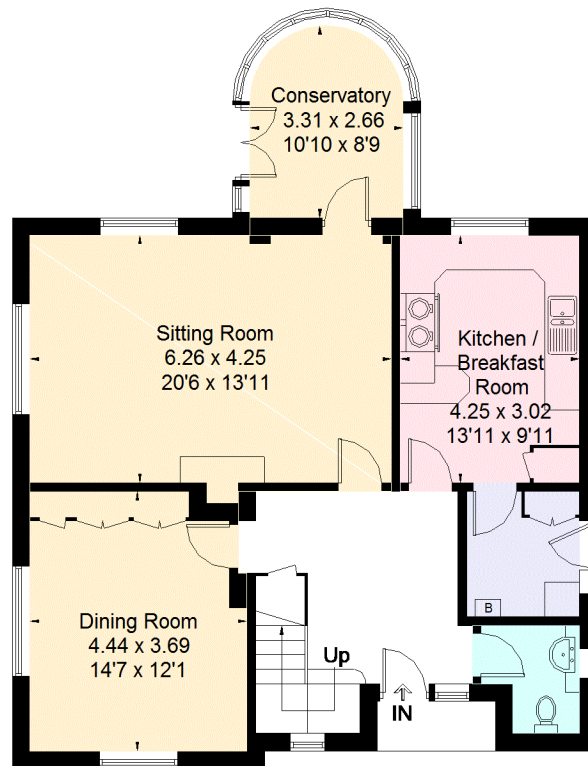
garage with an electric up and over door. There are raised areas of lawn and well stocked flower and shrub borders together with paved steps to the front. The garden to the rear has been landscaped to take full advantage of the setting with a raised paved terrace providing an ideal outside seating area. The garden is well tended and is mainly laid to lawn with mixed hedging, flower, shrub and rose borders. Greenhouse.

### Location

The active and strong village of Ellisfield has a church, hall and public house. The village stands amidst fine Hampshire countryside in between Preston Candover, Lower Wield and Bradley. There is a shop, post office, church and primary school at Preston Candover. The market town of Alton lies to the south east with options for access to the M3 to the north at Odiham or Basingstoke. Alton and Basingstoke collectively provide a wide range of facilities as well as mainline railway stations to London (Waterloo).

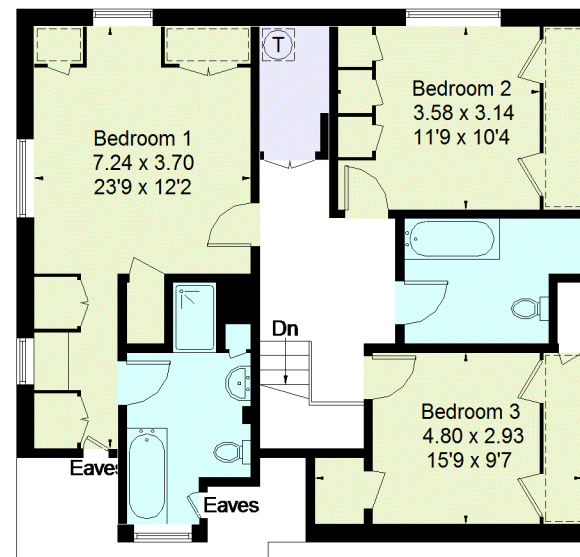


Approximate Gross Internal Area = 167.6 sq m / 1804 sq ft  
Garage = 32.8 sq m / 353 sq ft  
Total = 200.4 sq m / 2157 sq ft

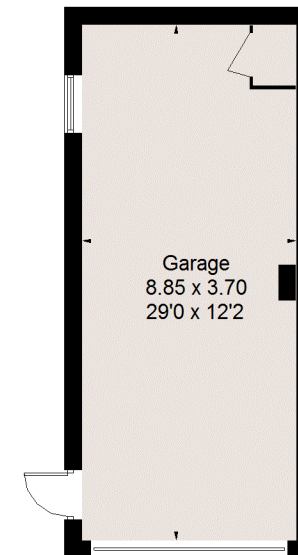


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual  
Location / Orientation)

FLOORPLANZ © 2015 0845 6344080 Ref: 151423

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



